



SACRED HEART VILLAGE I



ANNUAL REPORT 2017



Dedication

This annual report is dedicated to longtime supporters Peter and Connie McCarthy, who have been of tireless service and dedication to Sacred Heart Village I, as well as helping the homeless and poor in many other ways.

Their contributions in support of the Ministry of Caring take many forms, from his service as Sacred Heart Village I treasurer to her talented fundraising in the Ministry of Caring Guild and service as a member of Ministry of Caring Board of Directors.

But to our very low-income seniors living in Sacred Heart Village I, this remarkable couple makes the holidays bright.

“They make these great gift bags for all the residents every year,” said Sr. Pat Kerezsi, OSF, who is Sacred Heart Village I’s devoted manager. “They come weeks before Christmas to get everything set up and ready... it’s really something.”

The McCarthys’ project partners are Maureen Rhodes and Mary Anne Coll, Pete’s sister.

The women get fancy handbags, cosmetic clutches or totes and the men get shave kits, along with winterwear, other individual gifts and delicious treats.

They make the residents feel special by bringing them something different, thoughtful and exciting every year.

The residents appreciate the McCarthys’ gifts so much, Sister Pat recalled with a laugh that one resident came to her and said she was going to join some relatives for Christmas dinner.

After Sister Pat said how nice it would be for the resident to be with family, it turned out that the real reason the resident mentioned her holiday absence was that she didn’t want to lose out on getting one of the McCarthys’ gift bags that are distributed at the holiday meal.

“She wanted to make sure I got one and set it aside for her,” Sister Pat said.

The McCarthys are a super-couple, the kind of big-hearted people who inspire other supporters as well as the people they serve.

“Pete and Connie are just wonderful people,” SHVI Executive Director Brother Ronald Giannone said. “They’re so deserving and their generosity is amazing.”



Peter and Connie McCarthy last year received the Ministry of Caring’s Caring Bowl, given to volunteers and benefactors who generously give their time, talent and resources to serve the poor on a long term basis.

From the Executive Director



Dear Residents and Friends,

As I look back to the late 1990s, I am filled with gratitude over the unexpected events that led to the opening of Sacred Heart Village I and the refuge of safe, affordable housing it offers our very low-income seniors.

In 1995, decreasing membership in the Sacred Heart Church led the Order of St. Benedict, based in Morristown, New Jersey, to the difficult decision to close the church and school – a city landmark for generations.

When the future was unknown for this site and its beautiful red brick buildings could have been razed, a generous idea led to a pivotal decision. I still remember my dear friend, the late Charlie Cawley, founder and CEO of MBNA America, suggesting that a grant from his company's charitable foundation might turn the situation into a win-win.

Ultimately, that \$500,000 grant to the Ministry of Caring funded the site purchase, separate incorporation of Sacred Heart Village and the ministry giving the former church school and parking lot for the creation of desperately needed housing for our poorest seniors.

It's hard to believe that plans for Sacred Heart Village were being finalized 20 years ago or that, for the last 17 years, the site has been home to hundreds of our most vulnerable low-income seniors.

Perhaps the most heart-lifting sign of success is that scores of potential residents stay patiently on our waiting list, hoping for the chance to live their golden years in the safe, calm and welcoming refuge of Sacred Heart Village I.

I honor all those who helped create Sacred Heart Village I and thank everyone – residents, their families, staff, volunteers and donors – who has supported its continued operation and contributed to its loving atmosphere. May God reward you all for your kindness.

Gratefully,

A handwritten signature in black ink that reads "Br. Ronald". The signature is written in a cursive, slightly slanted style.

Brother Ronald Giannone, OFM Cap.

Executive Director

In Memoriam

Honoring the lives and memories of Sacred Heart Village I residents who passed away in 2017



Elijah Carroll



Mary Gamble



Marion Wynder



Vincent Shavicos



Yvonne Williams



Lannie Butler

Sacred Heart's Story

Just eight days after the Rev. Wendelin M. Mayer, OSB, arrived in Wilmington in the summer of 1874, he held the city's first Mass in German since the last German-speaking priest left 15 years earlier. He soon bought the city's old circus grounds for a new church site and, alongside his parishioners, dug the basement with trowels, using lanterns at night. He dedicated the ground level in 1875. The church was finished and dedicated in 1883, but sadly, that was two years after Father Wendelin died of consumption. Still, the congregation grew and thrived until the 1960s. That was when the path was drawn for the new Interstate 95, cutting a swath not only through Wilmington but also through Sacred Heart's parish, where hundreds of homes were razed. As the congregation dwindled, the Order of St. Benedict, based in Morristown, New Jersey, decided in 1995 to withdraw from Sacred Heart Church.

Creating a Village

Sacred Heart Church at 10th and Madison streets, a parish in the Catholic Diocese of Wilmington, closed in June 1996. Through the leadership of the late Charles Cawley, founder and CEO of MBNA America, that bank provided a grant to the Ministry of Caring to purchase the Sacred Heart complex. Covering nearly a full city block, the site is best known for the historic church that is considered one of the city's architectural treasures, but also includes the large rectory, school, convent and grounds.



The front entrance to Sacred Heart Village I

The project became the largest under Ministry of Caring auspices in its history. In connection with the April 1997 site purchase and in anticipation of receiving funding from the U.S. Department of Housing and Urban Development (HUD), Sacred Heart Village Inc. was incorporated separately. The ministry divided the property, donating the former Sacred Heart School and the parking lot to Sacred Heart Village. Construction for Sacred Heart Village was funded through a unique combination of public and private sources. Principle funding was awarded in a Section 202 grant from the U.S. Department of Housing and Urban Development for the development of affordable senior housing, with other project funding partners including the City of Wilmington, New Castle County, the State of Delaware, Federal Home Loan Bank of Pittsburgh and MBNA America.

In addition to the newly incorporated Sacred Heart Village developing affordable housing, the former Sacred Heart Church was given to the Capuchin Order and thoroughly renovated – again, through the generosity of Charles Cawley and MBNA – then reopened as Sacred Heart Oratory. The former Sacred Heart rectory became administrative space for the Ministry of Caring and the former convent became Il Bambino infant care center. The church hall was transformed into the Ministry of Caring's Francis X. Norton Center, a program, catering and rental hall as well as a gathering spot for seniors.

At right: The patio at Sacred Heart Village I



Through the Years

1995 – Order of St. Benedict, based in Morristown, New Jersey, ponders closing Sacred Heart Church in Wilmington as membership dwindles

1996 – Benedictine Order announces closure of Sacred Heart Church and, through the generosity of MBNA America Founder/CEO Charlie Cawley, a grant of half a million dollars was given for the site's purchase by the Ministry of Caring to create Sacred Heart Village

1997 – MBNA America provides the half-million-dollar grant to Ministry of Caring to buy the property, Sacred Heart Village is incorporated, ministry divides the property then donates the former church school and parking lot to Sacred Heart Village

1998 – Planning gets underway to convert the former Sacred Heart School into affordable housing for very low-income seniors

1999 – Construction plans are submitted to U.S. Department of Housing and Urban



SHV residents show their team spirit on a group outing to see a Blue Rocks baseball game in Wilmington.



Resident Annie Fields enjoys Santa's holiday visit to Sacred Heart Village I.

Development (HUD), with federal approval as a HUD Section 202 project, Sacred Heart Village goes to initial closing with HUD, construction begins with ceremonial groundbreaking March 19

2000 – After poor weather causes construction delays, interior demolition is completed and rough-in of the old school and new building are well underway; Mary Anne Matarese is selected as the first manager of Sacred Heart Village.

2001 – Eighteen single women and one single man become the first residents as Sacred Heart Village opens in October with 77 one-bedroom apartments – each with its own living room, kitchen and bath – for very low-income seniors. Amenities include 24/7 doormen and security, café, activity rooms, laundry, computer room, convenience store, beauty salon, available off-street parking

2002 – New gathering place for seniors is created as Ministry of Caring opens its new Francis X. Norton Center in the former Sacred Heart Church hall

2003 – Dr. Gregory Adams gives residents wellness checks during weekly visits as a

Through the Years

volunteer, eyesore property next to Sacred Heart Village is purchased for transformation into a beautiful outdoor oasis called Benedictine Park

2004 – Sacred Heart Village waiting list tops 100 for the first time, state awards our sponsor agency Ministry of Caring with a bus to transport seniors and the disabled, inaugural trip of the bus – for up to 16 passengers and two wheelchairs – takes residents to Cape May, New Jersey



Resident trips are popular, especially since the state has provided a bus through our sponsor organization, the Ministry of Caring.

2005 – Sacred Heart Village operates for the first time at full capacity all year, AstraZeneca grant provides daily living help to residents who don't qualify for subsidies, residents and community members start Sacred Heart Village Gospel Choir, volunteers and staff help café/convenience store finish their first year in the black

2006 – First-time resident survey highly rates Sacred Heart Village's management, safety, convenience, cleanliness and support services; Red Hat Society of Sacred Heart Village is formed and the "Red Hat Ladies" plan activities for residents; Sr. Christa Rowe, OSC, becomes

SHV manager; festivities celebrate SHVs fifth anniversary

2007 – Residents, community members share ideas about how SHV should renovate the bulk of its lower level to make best use of the space that was left vacant, \$1.3 million project gains support from Delaware's Congressional delegation, along with Longwood, Welfare and Marmot foundations

2008 – Renovated lower level, designed by architect Tom Higley of ABHA and built by Tim O'Connell and Sons, is dedicated October 16 with a billiards room, arts and crafts center, activity/conference room, service coordinator office and fitness center; SHV gardens win second place in Delaware Center for Horticulture contest; HUD honors SHV resident Bill Pearson as Outstanding Volunteer of the Year

2009 – A December 2008 apartment fire, blamed on unattended cooking, causes extensive water damage, prompts grant-funded safety improvements such as expansion of wireless staff alerts to cover when no tenants are present in apartments; Crystal Trust grant equips SHV computer room; SHV's first annual Connie Giannone Day, celebrating the birth of Brother Ronald Giannone's mother and SHV inspiration, is held February 10

2010 – Francis X. Norton senior program moves into lower level of Sacred Heart Village; Sr. Pat Kerezsi, OSF, becomes SHV manager after Sr. Christa Rowe, OSC, leaves to care for her mother in Florida; SHV partners with Census 2010 to help ensure neighborhood residents are counted fully

2011 – With cooperation of Residents' Association, SHV – always smoke-free on the first floor – expands smoke-free policy that is

Through The Years

phased in and Sacred Heart Village becomes totally smoke-free

2012 – Ministry plans for townhouses at 10th and Spruce streets evolves into Sacred Heart Village II, a new building of 26 one-bedroom apartments modeled after our facility, which becomes known as Sacred Heart Village I; SHV II becomes one of the ministry's largest undertakings at a cost of more than \$8 million

2013 – Sacred Heart Village marks 10 years of participation in the Delaware Senior Corps Foster Grandparent Program, with several residents serving at the Ministry of Caring's Il Bambino infant care center in the former Sacred Heart Convent adjoining Sacred Heart Village, creating an intergenerational connection

2014 – Governor Jack Markell visits with other state officials for signing of House Bill 417, to help protect senior citizens from fraud, also visits with Sacred Heart's oldest resident Marion R. Wynder, born February 8, 1913; donor gives large aquarium and fish for Higley Room; Fitness Center adds chair exercise class,



Residents enjoy The Imagination Players, whose concerts have honored veterans and celebrated Spring's arrival. trips to Bellevue Park concerts; Senior House Crime Prevention Foundation sponsors Senior Crime Stoppers courtesy of Capital One 360

2015 – Spring picnic in the park, started in 2014, becomes annual tradition for residents

2016 – Imagination Players student group from Wilmington schools gives a spring concert for Sacred Heart Village I residents; former governor Jack Markell returns to bring a birthday proclamation honoring Marion R. Wynder for her 103rd birthday

This Year

- Sacred Heart Village becomes Sacred Heart Village I after the Ministry of Caring uses its concept for a new apartment building for very low-income seniors, called Sacred Heart Village II
- Sacred Heart Village I residents attend a dedication and housewarming as the Ministry of Caring opens Sacred Heart Village II, creating East Side-West Side connection
- Residents Association organizes group activities from special dinners to bingo games
- Special activities include music programs, guest performers, trips, outings, youth chorus concert and dancing exhibition
- Major renovation project replaces first floor carpet, adds beautiful laminate flooring in the entrance and lobby, affectionately known as "the bus stop" where residents congregate
- Sacred Heart Village's oldest resident, Marion R. Wynder, died February 26, at the age of 104, may she rest in peace
- Major capital project replaces boilers

Friar's Café

This fall, Chef Bill Bradley began offering café specials. Residents and ministry staff also are notified about the specials.

More residents are coming to the café, which offers a comfortable atmosphere for residents and guests to socialize over breakfast and lunch.

Everyone appreciates that an anonymous supporter generously donated funds to provide every resident with a gift card for \$25 credit at the Friar's Café. "That's such a wonderful thing to do," Sister Pat said. "We make up the gift cards and the residents can use them when they have guests – like they're regular credit cards."

Assistant Chef Gordon Corbitt says he thinks the best part of working at the café is making people happy.



Resident Sammye McCowatt, left, is delighted to see her daughter Susan Richardson, who surprised her mother by arranging to visit from out-of-state to join her for Christmas Day Dinner.



Sacred Heart Village I residents Rosella Garvin and Naimah Rahim attend the 2017 grand opening of Sacred Heart Village II.

Volunteers & Donations

Sacred Heart Village I welcomes volunteers and tax-deductible donations from individuals, families, clubs and other groups, businesses of all sizes, corporations and foundations. Volunteer opportunities range from leading computer classes to administrative help, outdoor cleanup and maintenance.

Potential volunteers are asked to contact Human Resources Director Marie Keefer at (302) 652-5523 or mkeefer@ministryofcaring.org.

Sacred Heart Village I uses every donated dollar to help continue providing and enriching its "refuge for people to call home." Tax-deductible financial donations may be dropped off or sent to Sr. Pat Kerezsi, OSF, Manager, Sacred Heart Village I, 920 North Monroe Street, Wilmington, DE 19801-1337. To sponsor specific improvements or equipment – or donate supplies – call Sister Pat at (302) 654-5407.

SHV I Staff

Br. Ronald Giannone, OFM Cap.,
Executive Director
Sr. Pat Kerezsi, OSF, Manager
LaTisha Dixon, Assistant Manager
Linda Richardson, Service Coordinator
Michelle Glazier, Fitness Trainer
Bill Powell Sr., Senior Maintenance
Devon Watson, Maintenance/Security
Charnele Glasco, Housekeeping
Alonzo Wells, Door/Security
Justin McCann, Door/Security
Stanley Banks Jr., Door/Security
Paul Spigner, Door/Security
Tony Miller, Door/Security
Sr. Assunta Prunty, OSF, Pastoral Care

Board of Directors

Christopher Griffiths, Esq., President
Danielle Nowaczyk, Esq., Vice President
Julianna F. Saydlowski, Secretary
Peter McCarthy, Treasurer
Matthew Davis, Esq.
The Honorable Kent A. Jordan
Maureen Lesutis
Fr. Nick Mormando, OFM Cap.
Br. Rudolph Pieretti, OFM Cap.
Kathleen Duffy Smith, Esq.

2017 by the Numbers

77 units
59 single women
18 single men
5 live-in aides
1 resident under age 62
15 residents age 62-69
39 residents age 70-79
20 residents age 80-89
2 residents age 90+
86 on waiting list



Sister Pat Kerezsi, back row left, joins members of the Brooks family, who have prepared residents' Christmas Day Dinner since 2011.

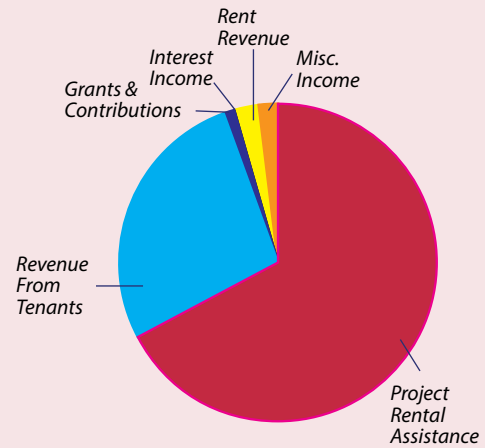
How Seniors Become Residents

Potential residents fill out "pre-application" forms available online and at Sacred Heart Village to be submitted in person, by email or in regular mail. The forms are reviewed for compliance with eligibility requirements of the U.S. Department of Housing and Urban Development – including federal income limits for one- and two-person households in poverty – and Sacred Heart Village tenant selection criteria. Sacred Heart Village also complies with the Federal Fair Housing Law under the Fair Housing Amendment Act of 1988. Potential applicants who are found to be eligible are added to the Sacred Heart Village I waiting list and later complete full, more-detailed applications, but cannot be guaranteed housing. When applicants are accepted for apartments, rent is calculated based on adjusted income with allowances based on age and documented medical and other expenses.

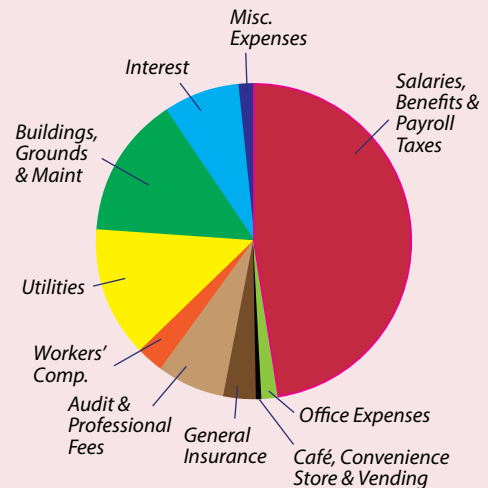
Audited Financial Statement

Fiscal Year Ended September 30, 2017

Revenue	Total
Project Rental Assistance	\$762,300
Revenue From Tenants	307,548
Grant & Contributions	13,042
Interest Income	618
Rent - Café, Conv Store & Vending	26,936
Miscellaneous Income	21,984
Total Revenue	\$1,132,428



Expenses	Total
Salaries, Benefits & Payroll Taxes	\$512,640
Workers' Compensation	20,259
Café, Convenience Store & Vending	5,173
General Insurance	37,077
Audit & Professional Fees	75,017
Office Expenses	28,581
Utilities	144,457
Buildings, Grounds & Maintenance	156,624
Interest	83,496
Miscellaneous Expenses	15,401
Total Expenses	\$1,078,725



Net Surplus **\$53,703**

NOTE: Depreciation costs are excluded. Information is derived from audited financial statements prepared by Belfint Lyons & Shuman, PA.

Our Mission

The mission of Sacred Heart Village I is to provide permanent affordable housing for very low-income seniors age 62 and older in a safe and supportive environment. Sacred Heart aims to provide residents with services they need to maintain the highest level of independence possible as they age. Sacred Heart Village is devoted to each resident's care and shares the philosophy of its sponsor, the Ministry of Caring, that the poor should never be treated poorly, but with love, dignity and respect.

About Our Sponsor

The nonprofit Ministry of Caring, founded in 1977, operates a network of services for the homeless and poor. These services include food for the hungry, emergency shelter for the homeless, housing with supportive services toward self-sufficiency and permanent housing for those with disabilities and those living with HIV/AIDS. Other ministry services provide child care, clothing, medical and dental care, job assistance for the unemployed, furniture and other home goods, and help for the unsheltered homeless.



Sacred Heart Village I

*Subsidized housing
for very low-income seniors*
920 North Monroe Street
Wilmington, DE 19801-1337
(302) 654-5407
TDD (302) 428-0801
Fax (302) 654-6758
mail@sacredheartvillage.org
sacredheartvillage.org

Sacred Heart Village I Inc. is a 501 (c)(3) nonprofit organization, sponsored by the Ministry of Caring Inc. and incorporated in Delaware on April 30, 1997. Learn more at sacredheartvillage.org.